



~~February 20, 2007 CPC~~
~~May 15, 2007 CPC~~
~~July 17, 2007 CPC~~
August 21, 2007 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0157
(AMENDED)

Otterdale Venture, LLC

Matoaca Magisterial District
Grange Hall Elementary; Swift Creek Middle; and Cosby High Schools Attendance Zones
North line of Hull Street Road

REQUEST: Rezoning from Agricultural (A) and General Business (C-5) to Community Business (C-3) of 107 acres with Conditional Use to permit multifamily residential use and an above-ground utility structure (water storage tank) and to Residential Townhouse (R-TH) of 71 acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A mix of commercial and residential uses, to include cluster residential, townhome and multifamily dwellings, is planned.

(NOTE: IN ORDER FOR THE PLANNING COMMISSION TO CONSIDER THIS REQUEST AT THEIR MEETING, A \$230.00 DEFERRAL FEE MUST BE PAID PRIOR TO THE PUBLIC HEARING.)

RECOMMENDATION

The applicant has requested a deferral to the Commission's September 18, 2007 public hearing. If the case is deferred to September 18, 2007, all new or revised information should be submitted no later than August 20, 2007. Prior to submittal of this request, the applicant was advised of the need for a traffic impact study. To date, the applicant has not submitted a complete traffic study nor addressed land use issues relative to commercial project densities. Staff recommends a longer deferral. Specifically, staff will need a minimum of sixty (60) days from the date a complete traffic study is submitted and approved by staff to assess transportation needs generated by this request and to provide the applicant time to respond to those concerns. The

requested deferral time will not permit staff to adequately review and respond to the submittal of a complete traffic analysis and any additional information, which is why a longer deferral is necessary.

CASE HISTORY

Planning Commission Meeting (2/20/07):

On motion of Mr. Bass, seconded by Mr. Gulley, the Commission deferred this case to May 15, 2007, sixty (60) days at the applicant's request and thirty (30) days on the Commission's own motion.

Staff (2/22/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than March 12, 2007, for consideration at the Commission's May public hearing. The applicant was also advised that a \$250.00 deferral fee was due.

Applicant (4/16/07):

Revised proffered conditions and textual statement were submitted.

Staff (5/14/07):

The deferral fee was paid.

Planning Commission Meeting (5/15/07):

On their own motion, the Commission deferred this case to their July 17, 2007, meeting.

Staff (5/16/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than May 21, 2007, for consideration at the Commission's July public hearing.

Applicant (6/18/07):

Revised proffered conditions and textual statement were submitted.

Planning Commission Meeting (7/17/07):

At the request of the applicant, the Commission deferred this case to their August 21, 2007, meeting.

Staff (7/18/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than July 23, 2007, for consideration at the Commission's August, 2007, public hearing. In addition, the applicant was advised that a \$230.00 deferral fee must be paid prior to the Commission's public hearing.

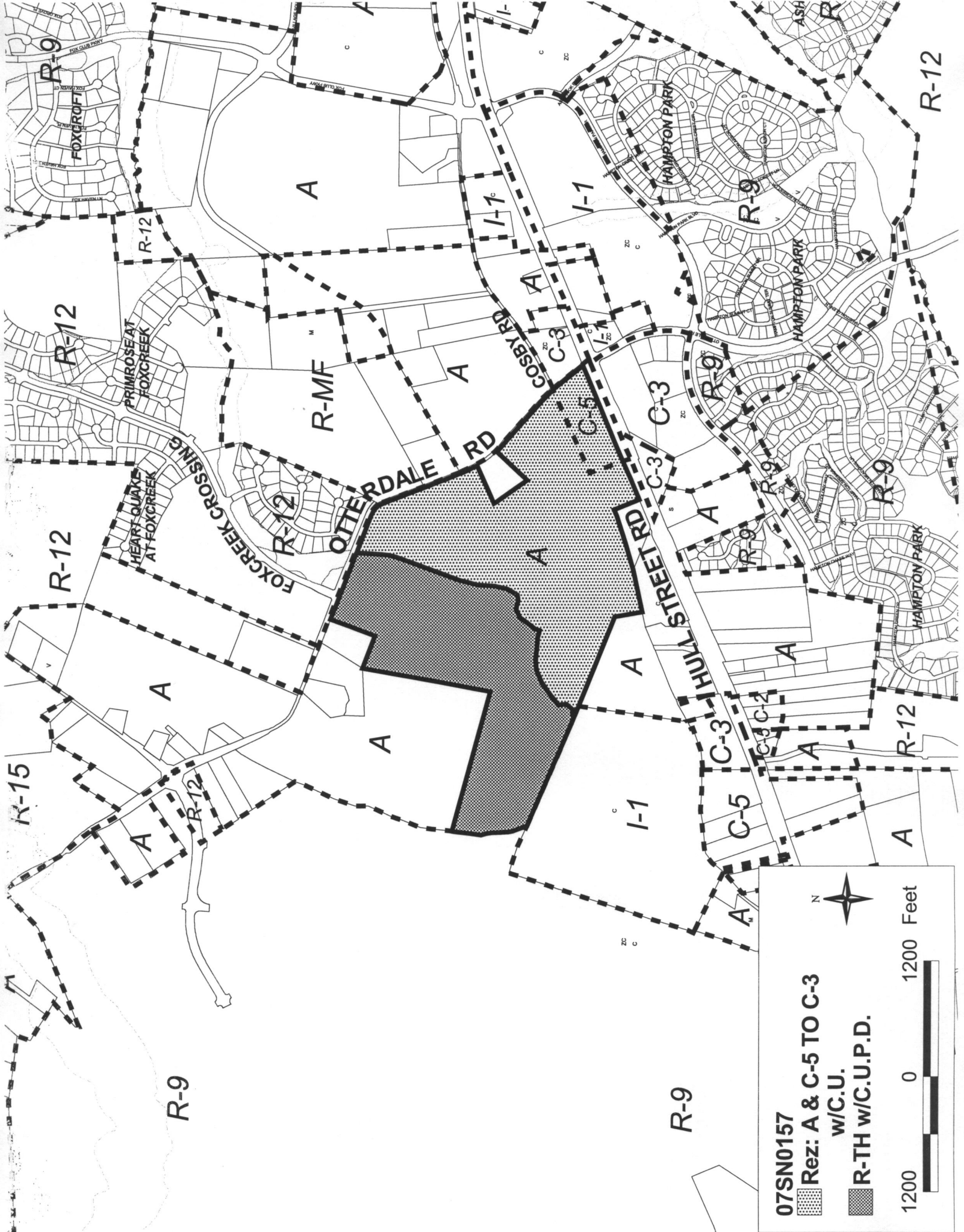
Applicant (7/19/07):

The application was amended to include a Conditional Use for an above-ground utility structure (water storage tank).


Staff (8/1/07):


To date, the deferral fee has not been paid.


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 Rez: A & C-5 TO C-3 w/C.U.

 R-TH w/C.U.P.D.



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